



City of Davis
Planning Commission Meeting Minutes
Community Chambers, 23 Russell Boulevard, Davis, CA 95616
Wednesday, March 11, 2020
7:00 P.M.

Commissioners Present: Herman Boschken, Cheryl Essex (Chair), Stephen Mikesell, David Robertson, Darryl Rutherford, Stephen Streeter (Vice Chair), Greg Rowe, Emily Shandy (Alternate)

Commissioners Absent: None

Council Liaisons Present: None

1. **Call to Order.** Chair Essex called the meeting to order at 7:01 p.m.
2. **Approval of Agenda.** D. Robertson moved, seconded by S. Streeter, to approve the agenda. Motion passed unanimously.
3. **Brief Announcements from Staff, Commissioners, and Liaisons.** None.
4. **Public Comment.** None.
5. **Regular Items**
 - A. **Public Hearing: Theta Xi Fraternity Redevelopment Project – 503, 509 & 515 First Street; Planning Application #18-14**

Planner and Historical Resources Manager Ike Njoku: Proposal to demolish two existing buildings and a detached garage at 503 & 509 First Street, merge three parcels into one, and re-subdivide the merged parcel into two to construct a consolidated fraternity building on one lot, while retaining the 515 First Street building on a larger new lot.

Elise Carroll, Senior Planner De Novo Planning Group: Final Environmental Impact Review was completed February 21, 2020. The Final EIR includes all comments received on the Draft EIR, written responses to all comments received, minor revisions, and the Final Mitigation Monitoring and Reporting Program (MMRP).

Bob Tusta, Applicant: Charging rent amount that is well below average for Davis. Only income on this property is rent and what alumni donate. Prepared to offer a variation that accomplishes what staff is seeking for community. Historical Resources requested a more modern design which is being presented to Planning Commission.

Bob Lindley, Architect: Eliminated basement to save on costs. Project is more modern and contemporary, taller and urban while preserving as much open space as possible. Lowered roof pitch to incorporate solar panels more easily. Proposal for new entry in front and moving laundry area to rear. Renovation not feasible. With new construction everything will be energy efficient and the land being sold will fund the project.

Chair Essex opened the public hearing, and after no comments, closed the public hearing.

Commissioner comments included: Concern with increase in density but not increase in number of units; buildings may not be unsalvageable; concern 515 will end up as a commercial site with no residential; need to preserve ambiance and image of downtown Davis.

D. Rutherford moved, seconded by G. Rowe, to approve Resolution Adopting CEQA Findings of Fact, Adopting Statement of Overriding Considerations, and Certifying the Final Environmental Impact Report (FEIR #3-18), subject to the Findings of Facts and Statement of Overriding Consideration, with the understanding that certification of the EIR does not mean a support for the proposed project. Motion passed by the following vote:

AYES: Rowe, Streeter, Boschken, Rutherford, Essex
NOES: Mikesell, Robertson

G. Rowe moved, seconded by D. Rutherford, as follows:

1. Approve the Resolution Approving Planning Application #18-14 for Demolition #3-18, Lot Merger/Lot Line Adjustment #1-18, Conditional Use Permit #5-18, and Design Review #5-18 for Theta Xi Fraternity Redevelopment Project Located at 503, 509 and 515 First Street, subject to the findings and conditions of approval:
 - a. Demolition #3-18, for the two buildings at 503 and 509 First Street, plus the detached garage based on the EIR Findings of Fact and Statement of Overriding Consideration and subject to approval of the replacement project;
 - b. Lot Merger / Lot Line Adjustment #1-18, to merge the three lots located at 503, 509, and 515 First Street into one, and re-subdivide the merged parcel into two lots; one parcel will be developed with a consolidated fraternity 35-bed three-story building, while the other lot will retain 515 First Street building and temporarily house the fraternity during construction of the new building;
 - c. Conditional Use Permit #5-18, to allow the continued operation of the fraternity at the new consolidated building to be constructed on the new parcel created; and
 - d. Design Review #5-18, for the site plan and architectural design of the proposed redevelopment project.; with incorporation of the following commission comments:
 - i. Concern that façade of the building has changed considerably since getting feedback from the HRMC. Adjusting façade and first impression of building is a compromise to meet standards of what commission wants and the standards evolving for the Downtown Plan. Applicant will consider redesign of increased setback and façade changes to reflect original design.
2. Affirm that the proposed replacement project will not adversely affect the designated

historical resources at 616 First Street (Boy Scout Cabin, Merit Resource), and 604 Second Street (Dresbach-Hunt-Boyer Mansion, Landmark)

Bob Lindley clarification: If increased setback is pursued, is there latitude to lose parking to make it happen?

Commission: Yes

Motion passed by the following vote:

AYES: Rowe, Streeter, Boschken, Rutherford, Robertson, Essex

NOES: Mikesell

6. Commission and Staff Updates

a. Upcoming Meeting Dates/Long Range Calendar.

S.Metzker: March 25 meeting is cancelled. Aggie Research Campus subsequent EIR will be available later this week.

D.Rutherford and G. Rowe: Request hardcopy of Downtown Plan, University Commons EIR and ARC EIR.

7. Adjournment. Meeting adjourned at 9:17 p.m.